

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	7753	Agenda Number	84.
Meeting Date:	8/18/2011		Department:	Watershed Protection
Subject				
Set a public hearing to consider an ordinance regarding floodplain variances requested by Shoal Creek Walk, Ltd., owner of a commercial parking lot at 835 W. 6th Street, which is in the 25-year and 100-year floodplains of Shoal Creek. (Suggested date and time: August 25, 2011, at 4:00 p.m., Austin City Hall, 301 West Second Street, Austin, TX)				
Amount and Source of Funding				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	June 21, 2007 - Council approved Ordinance 20070621-150 for a proposed mixed-use development at this address. April 30, 2009 - Council approved Ordinance 20090430-061 to extend the expiration date of ordinance 20070621-150.			
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

The applicant, Shoal Creek Walk, Ltd., owns the property at 835 W. 6th Street and currently uses it as a commercial parking lot for businesses in the Marketplace area of downtown. Prior to this use, the lot was used as a car dealership until the buildings were demolished in 2000. The applicant currently has a site plan application (case number SP-2011-0035C) under review for a mixed-use development on the entire lot that will include a multi-level parking structure. The applicant is requesting the current parking lot be considered permanent instead of its previous temporary status. The applicant seeks variances to the City of Austin's floodplain management regulations to allow the parking area to encroach in the 25-year and 100-year floodplains of Shoal Creek, and requests it be considered separately from the floodplain variance request for the mixed use buildings and underground parking structure proposed on the site.

Based on the current effective Shoal Creek floodplain study, the site is located entirely in the 100-year floodplain of Shoal Creek and the majority of the site is in the 25-year floodplain, with the maximum depth of water in the parking area approximately 5.7 feet during the 100-year flood event and 4.1 feet during the 25-year flood event. The City has preliminary results of a Shoal Creek floodplain study that indicates flood levels are approximately 3.5 feet higher than previously thought on this property, meaning the maximum depth of water in the parking area would be approximately 9.2 feet during the 100-year flood event and 7.6 during the 25-year flood event. This new floodplain study is expected to be finalized in the first quarter of 2012.